Bottineau Neighborhood Housing Inventory and Analysis

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BOTTINEAU NEIGHBORHOOD HOUSING INVENTORY AND ANALYSIS

April 3, 2006
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Project Purpose

An ideological description of a community often starts with a discussion of its parts. Some of those parts might include land use, zoning, massing, architectural trends and historical tradition.

The Bottineau Neighborhood Association (BNA) recently conducted a housing inventory and analysis to determine the distribution of certain housing variables. One goal in performing this inventory is to explore the unbiased, quantitative terrain that shapes features of the Bottineau Neighborhood. In the future, this quantitative data can be used to promote development more in alignment with city and community goals.

However, this report can also provide the groundwork for a larger conversation about the ideological description of the neighborhood -- what it was in the past and its direction in the future. Is the Bottineau Neighborhood a community of single-family or multi-family homes? Should future developments in the neighborhood be aligned with city development objectives?

This is a complex topic that does not lend itself to broad conclusions or simple recommendations. The results of this study will hopefully invite conversation about the community's further ideological and physical development. Below are explanations and results for each variable in the housing inventory.

How Do We Describe the Bottineau Neighborhood?

The housing inventory and analysis took into account six variables. Those variables are architectural style, massing (building area compared with parcel area), primary exterior, R2B parcel area, setback and building use (focusing on single-family conversions). Initially, primary roof exterior and roof pitch were going to be included in the analysis, but were unattainable (see general methodology).

General Methodology

Data Collection Method

Most variables that the BNA was interested in analyzing were included as attribute data in shapefiles. These shapefile layers were downloaded using the MNIS system. Some attributes such as parcel outlines, building outlines and land-area were used to determine the massing. Other shapefile attributes such as zoning, land-use codes, year built dates and building-used codes were to determine architectural styles, R2B parcel area and single-family conversions.

Other variables that the BNA was interested in analyzing had already been collected by the City of Minneapolis Assessor's Office. A data request was filed with Scott Lindquist on January 12, 2006 for data on primary roof exterior, roof pitch, primary exterior and building permits. It took three months for the data request to be fulfilled. When it arrived, the data set was missing information on roof pitch and primary roof exterior. Scott Lindquist said the department had recently changed software applications, which resulted in the lack of downloadable information on roof exteriors and pitch. These variables could therefore not be collected.

Finally, other variables such as setback and aspects of the architecture had to be collected by walking around the neighborhood. In both cases, a handheld voice recorder was used to keep track of the parcel addresses and the particular observations. The observations were then transcribed into a Microsoft Excel spreadsheet.

For each particular variable's methodology, please refer to the variable summaries below.

Analysis Method

Each variable was statistically analyzed and given a numerical summary that sometimes included the distribution mean, standard deviation, median, minimum value, maximum value, lower quartile and upper quartile. All variable analyses also included histograms and/or maps to further highlight the appropriate information.

Since this was a housing inventory, the BNA was only focused on single-family, mixed-use and multi-family land use categories. It wasn't concerned with commercial, retail and industrial properties. ESRI's ArcMap software was often used to analyze certain variables under specific land-use categories. This task was executed with a selected feature function of attributes or locations. These new selected features were then made into layers and saved.

Often shapefile data was exported from ArcMap to a Microsoft Excel spreadsheet, where it was prepared for statistical analysis. Depending on the nature of the variable, histograms were either created in Microsoft Excel or the data was analyzed in R-web, an open source statistical program.

For the setback and architecture analysis, the Excel spreadsheet was converted to a dbf file and joined to an existing shapefile for further analysis.

For each particular variable's methodology, please refer to the variable summaries below.

HOUSING VARIABLE SUMMARIES

I. Architectural Style

Purpose: To determine the broad architectural styles existing in the Bottineau Neighborhood.

Methodology

Housing and Architectural Style: This portion of the analysis was conducted during a three-week period, where house pictures were matched with architecture sources. In the end, two architecture students from the University of Minnesota, Twin Cities offered the most help in defining a way to talk about architecture from different angles. The neighborhood was then categorized during a walk through. All architecture categories were attached as attribute data to parcel property IDs in a Microsoft Excel file. The data was joined to existing shapefiles using ESRI's ArcMap software.

Porches: The porch information was collected during a walk through of the neighborhood in one day. All architecture categories were attached as attribute data to parcel property IDs in a Microsoft Excel file. The data was joined to existing data using ESRI's ArcMap software.

Error Summary

Housing and Architectural Style: Neither Multi-Family Residential structures with four or more units nor Mixed-Use structures were architecturally assessed. The following analysis doesn't include styles for 1800 3rd St. NE, 1825 3rd St. NE, and 1808 University NE.

Porches: The number of porches in the neighborhood is only a consideration of front porches. This analysis also doesn't differentiate between enclosed and open porches. Many properties have gone through some renovation. In some cases, it was difficult to determine if an enclosed porch was an addition or was part of the original layout. Therefore, the number of total porches is slightly skewed. The following analysis doesn't include porch information for 1800 3rd St. NE, 1825 3rd St. NE, and 1808 University NE.

Talking About Architecture

This variable was the trickiest of all variables to assess, because architectural styles can be described in many ways. Here, the general architectural assessment is a combination of three components.

1) **Ornamentation (The types of materials used/ The decorative style)**

2) **Layout Aspect (The number of stories/ Split-level or double entrance)**

3) **Design Aspect (Low-pitched and high-pitched roofs /Vertical and horizontal build / Porches)**

Almost all of the Bottineau Neighborhood's housing stock lacks a definable architectural style, but is rather a mix of multiple styles. Some houses might have Bungalow layout and design aspects, but don't have the materials and decorative style that would categorize them as a Craftsman or Colonial Revival. In other cases, houses have some ornamentation that looked English Tudor, but lacked the layout qualities to historically define them as such. Only a handful of houses in the neighborhood were shoe-ins for an architectural style. Some of those houses include 1929 3rd St. NE, a Spanish Revival, and the American Foursquare at 2215 3rd St. NE.

Therefore, the analysis of architectural style in the Bottineau Neighborhood is really a discussion of two things: 1) The layout and design aspects of structures, and 2) The types of primary exterior found in the neighborhood (see primary exterior summary below).

Architectural Layout and Design Summary of Graphs 1 & 2 (see below)

- Most structures in the Bottineau Neighborhood can be classified as having Folk Victorian/American architecture. "Folk" is a broad category to describe the blue-collar housing stock that emerged in the late 19th and early 20th century. Historically, this style has a lot of variability because it takes into account mass-production. Railroads made mass-produced wood features readily available with quick and cheap transportation. Folk structures can be one story or two-or-more stories, although here the description only applies to the latter. Frequently, these styles have high-pitched roofs and vertical rather than horizontal orientations. They can be asymmetrical with an L-shape, or long rectangles. Some of the Bottineau houses that fall into this category have split-levels and double entrances. Most of Bottineau's housing stock is very old with year-built dates around the turn of the 20th century. Therefore, the year-built dates became helpful in determining whether or not a structure was Folk. It was also useful to try and picture most of these houses without enclosed porches and other renovations to really see their stylistic similarities. 187 houses had some of these layout and design qualities. They account for almost 62.7% of style in the neighborhood.

- Bungalows make up the second largest architectural category in the neighborhood. Overall, Bungalows account for about 21.5% of all styles. This style is known for its low-pitched gabled roofs, with multiple roof lines, multiple dormers, horizontal orientation and large overhanging eaves (in some cases). Most bungalows are one-and-a-half stories, but some can have a second story. Some have small covered porches, others have larger porches. This was a popular style that could be ordered from a Sears and Roebuck catalog.

- As for other design aspects, most houses in the Bottineau Neighborhood have either enclosed or open porches. Houses with porches make up 57.2% of the neighborhood. Houses without porches make up 36.6% of the neighborhood. The number of porches in the neighborhood is only a consideration of front porches. This analysis also doesn't differentiate between enclosed and open porches. Many properties have gone through some renovation. In some cases, it was difficult to determine if an enclosed porch was an addition or was part of the original layout.

Architectural Layout and Design Categories

Folk Victorian/American: "Folk" is a broad category to describe the blue-collar housing stock that emerged in the late 19th and early 20th century. Historically, this style has a lot of variability because it takes into account mass-production. Railroads made mass-produced wood features readily available because they could be transported quickly and cheaply. These structures can be one story or two-or-more stories, although here it only applies to the latter. Frequently, they have high-pitched roofs and vertical rather than horizontal orientations. They can be asymmetrical with an L-shape, or long rectangles. Some of the Bottineau houses that fall into this category have split-levels and double entrances. Most of Bottineau's housing stock is very old with year-built dates around the turn of the 20th century. Therefore, the year-built dates became helpful in determining whether or not a structure was Folk. It was also useful to try and picture most of these houses without enclosed porches and other renovations to really see their stylistic similarities.

Bungalow: Also a late 19th and early 20th century style, but very different than the Folk style. This style is known for its low-pitched gabled roofs, with multiple roof lines, horizontal orientation and large overhanging eaves (in some cases). Most bungalows are one-and-a-half stories, but some can have a second story. Some have small covered porches, others have larger porches. This was a popular style that could be ordered from a Sears and Roebuck catalog.

American Foursquare: This style also could be ordered from Sears and Roebuck, but was a simple box shape with two-or-more stories. Usually they have a very low-pitched roof, symmetrical style and a central dormer (a boxlike roof-line with a window).

Rambler: One-story, square houses with a low-pitched pyramidal roof. Ramblers don't often have porches. Most were built around the 1950s.

National: This category is often included under the Folk description. In Bottineau it was used to describe one story rather than two story structures with L-shaped layouts.

Shotgun: One story house with a long, rectangular orientation and low-pitched roof.

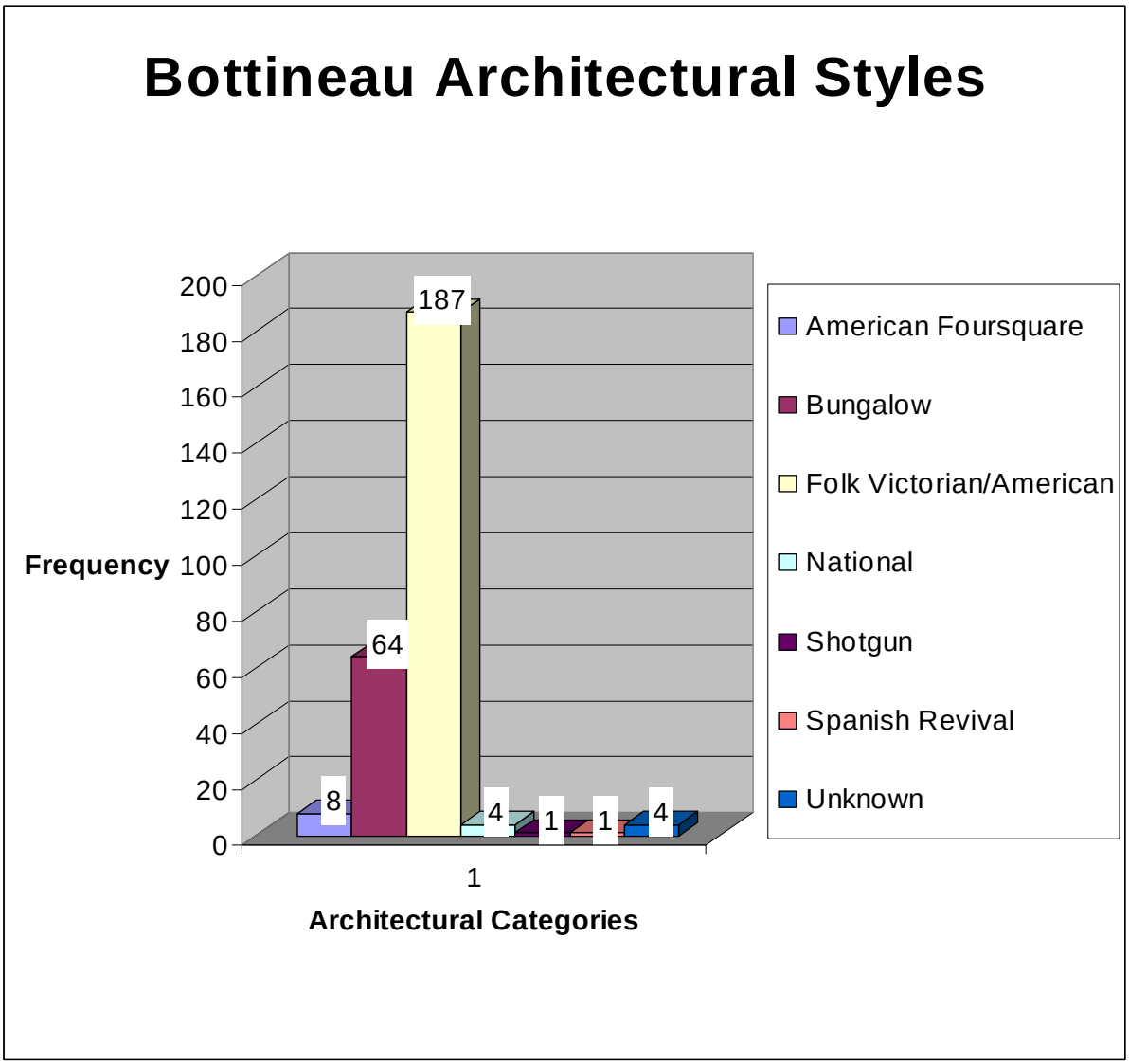
Spanish Revival: Low-pitched roof, arched doorways, stucco walls and a red-tiled roof. Specifically, this describes the house at 1929 3RD ST NE.

Unknown: These are some houses in the neighborhood that aren't in any of the categories mentioned above. A couple of these addresses include 2319 GRAND ST NE and 2401 GRAND ST NE, both which have a roof pitch that resembles a barn.

Architectural Style
Numerical Summary and Graphs

(GRAPH 1)

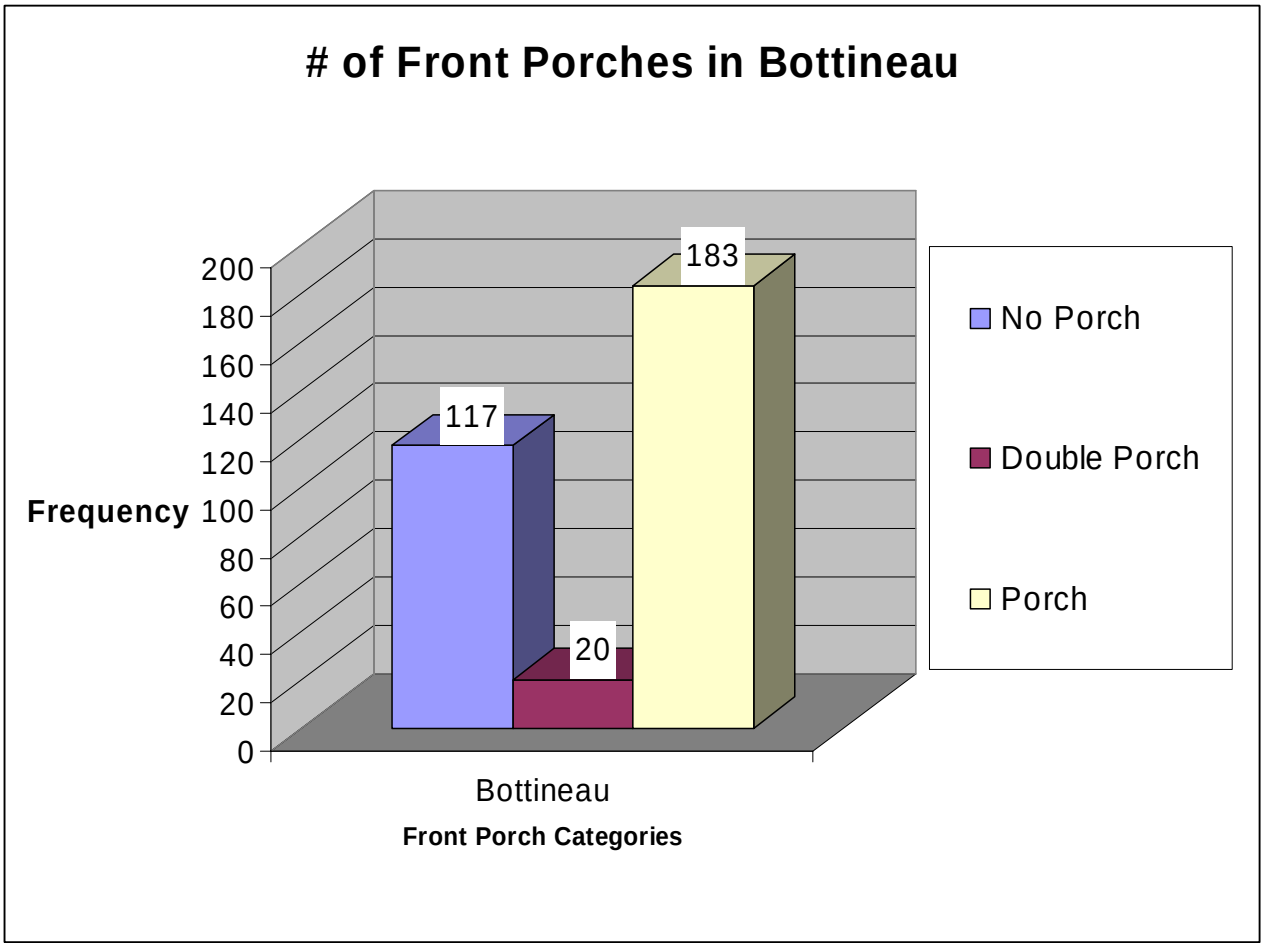
Folk Victorian/American: 62.7%
Bungalow: 21.5%
American Foursquare: 2.7%
National: 1.3%
Shotgun: .35%
Rambler: 9.7%
Spanish Revival: .35%
Unknown: 1.3%



(GRAPH 2)

Number of Porches in the Bottineau Neighborhood

Porch: 57.2%
No Porch: 36.6%
Double Porch: 6.3%



II. R2B Parcel Area

Purpose: To assess the Bottineau Neighborhood's R2B parcel area distribution. R2B is a zoning code used by the City of Minneapolis to designate two-family districts. Almost all of the Bottineau Neighborhood's residential parcels are zoned R2B. Currently, the City of Minneapolis is considering changing R2B variance requirements to promote their development objectives. The two maps below represent different variance proposals on the table.

Methodology

Parcel Area: The following parcel area information was collected from the City of Minneapolis. It is the same parcel area the city provides for people online in its property information search. Hennepin County also provides *approximations* of parcel area in its property search. The two parcel descriptions are different from each other. The origin of the parcel area should be noted when using this information in the future. The R2B zoning was cut from all of Bottineau Neighborhood's residential zoning and reorganized using ESRI's ArcGIS software.

Error Summary

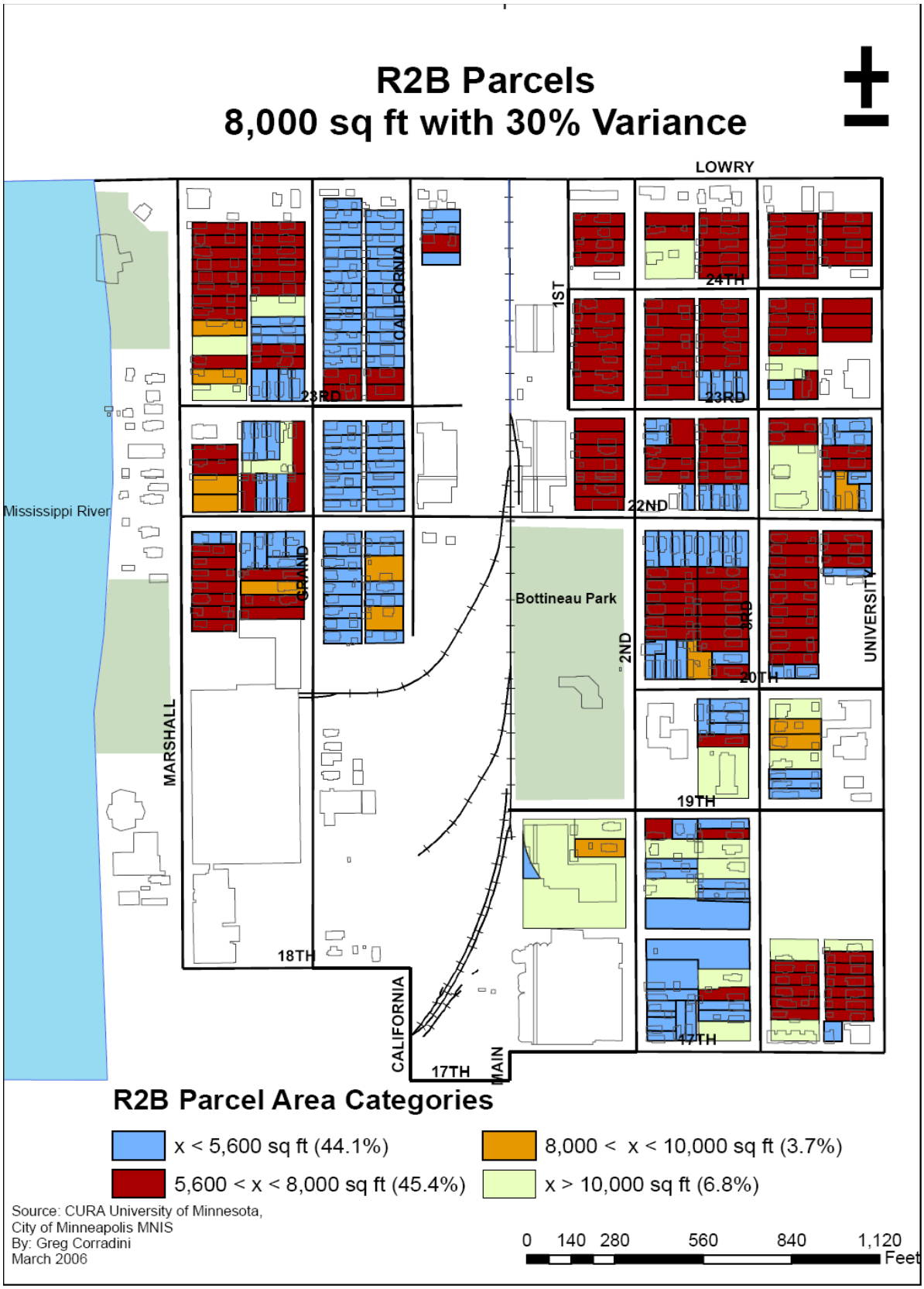
Parcel Area: The City of Minneapolis parcel information sometimes leaves out certain Bottineau Neighborhood parcels. An effort was made to include as many exceptions as possible. Chances are that a few R2B parcels might be missing. This should not skew the results of this analysis.

R2B Parcel Area Summary of Graph 1 and R2B Maps 1-2 (see below)

- The first map shows neighborhood R2B parcels that fall under the city's proposal for a 30% variance on parcels with 6,000 square ft. With a 30% variance, parcels with a minimum area of 4,200 square ft will be affected by development pressures. This map focuses on this aspect of the argument. 38.6% of the neighborhood's R2B parcels are between 4,200 square ft and 6,000 square ft (orange category). If we can assume that parcels with an area between 6,000 square ft and 8,000 square ft (light green category) will also be affected by development pressure, then we can say about 77.2% of the neighborhood's R2B zoning has development potential under these proposed variance guidelines. And that's not considering the parcels with areas greater than 8,000 square ft, which account for an additional 10. 5% of the neighborhood's R2B parcels.

- The second map shows neighborhood R2B parcels that fall under a proposal for a 30% variance on parcels with 8,000 square ft. With a 30% variance, parcels between 5,600 square ft and 8,000 square ft are the main focus. 45.4% of R2B parcels have development potential under this proposed variance, a significant

difference than the last proposal. Even if we consider parcels greater than 8,000 square ft are subject to development, then we are still only considering 56% of the neighborhood.


R2B Parcels
8,000 sq ft with 30% Variance
LOWRY
Mississippi River
MARSHALL
GRAND
CALIFORNIA
1ST
24TH
23RD
22ND
Bottineau Park
2ND
3RD
20TH
UNIVERSITY
19TH
18TH
17TH
MAIN
R2B Parcel Area Categories
x < 5,600 sq ft (44.1%)
5,600 < x < 8,000 sq ft (45.4%)
8,000 < x < 10,000 sq ft (3.7%)
x > 10,000 sq ft (6.8%)
Source: CURA University of Minnesota,
City of Minneapolis MNIS
By: Greg Corradini
March 2006
0 140 280 560 840 1,120
Feet

III. Massing

Purpose: To assess the Bottineau Neighborhood's massing trends and distribution. Massing is a calculation of how much building area takes up a parcel. In this case, building area is really a determination of the building's footprint area.

Methodology

Parcel Area: The following parcel area information was collected from the City of Minneapolis, but used Hennepin County's parcel area *approximations*. It is the same parcel area the county provides for people online in its property information search. The City of Minneapolis has more accurate legal descriptions of parcel area. The two parcel descriptions regularly differ in area when compared with each other.

Building Area: The City of Minneapolis provided digitized building outlines of the Bottineau Neighborhood's buildings. The following building area information was collected using ArcMap Geographical Information System software to determine the *approximate* area of all buildings on a parcel. The data sets that hold the parcel area and the building area were then exported to Microsoft Excel and combined.

Massing: The percentage of building area compared to Parcel area was calculated using Microsoft Excel spread sheets.

Error Summary

Parcel Area: The City of Minneapolis parcel information leaves out certain Bottineau Neighborhood parcels. Therefore, the following analysis doesn't include the parcel area and building area information for 1800 3rd St. NE, 1825 3rd St. NE, and 1808 University NE.

Building Area: In addition to the above exceptions, some building outlines used to determine building area are incorrectly drawn. In other cases, there are garages and other structures missing. Therefore, any building missing a *major* outline wasn't included in the analysis, as was its corresponding parcel area. Those known addresses are 1700/1702 3rd St. NE, 15 22nd Ave. NE, 2205 Marshall Ave NE, 2323 Marshall St. NE.

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Massing Distribution Summary of Graph 1 (see below)

- The numerical summary of Graph 1 shows that all BNA residential buildings with land-use categories of single family, multi-family and mixed use housing have an average massing of about 30.46%. The median value – or middle value of all observations – falls at 29.34%. This means that the average BNA residential building takes up about 30% of its parcel.

- These two values are very close, which means the massing data can be described as an approximately normal distribution with a slight skew to the right. The largest peak in Graph 1 shows most residential buildings take up between 25% and 30% of the parcel. Of the total residential population analyzed here, this bar represents 20% of our data.

- The second largest massing group in Graph 1 is between 30% and 35%, which shows a large number of buildings taking up this percentage of parcel area.

- About 68% of all residential buildings account for between 11.22% and 49.7% of their parcel area.

- The outliers, or exceptions, to this normal distribution are buildings that take up between 60% and 70% of their parcel area such as 2009 2nd St. NE and 2300 3rd St. NE. Other outliers are buildings that take up less than 10% of their parcel area such as 2136 Marshall St. NE. However, these lower percentages should be taken with a grain of salt, since their low massing might be a product of missing garages and other structures from the building outlines (see building error analysis).

- Graph 2 through Graph 4 break down the massing distribution into further categories of single family, multi-family and mixed use.

Bottineau Neighborhood Massing Distribution Graphs And Numerical Summary By Land Use

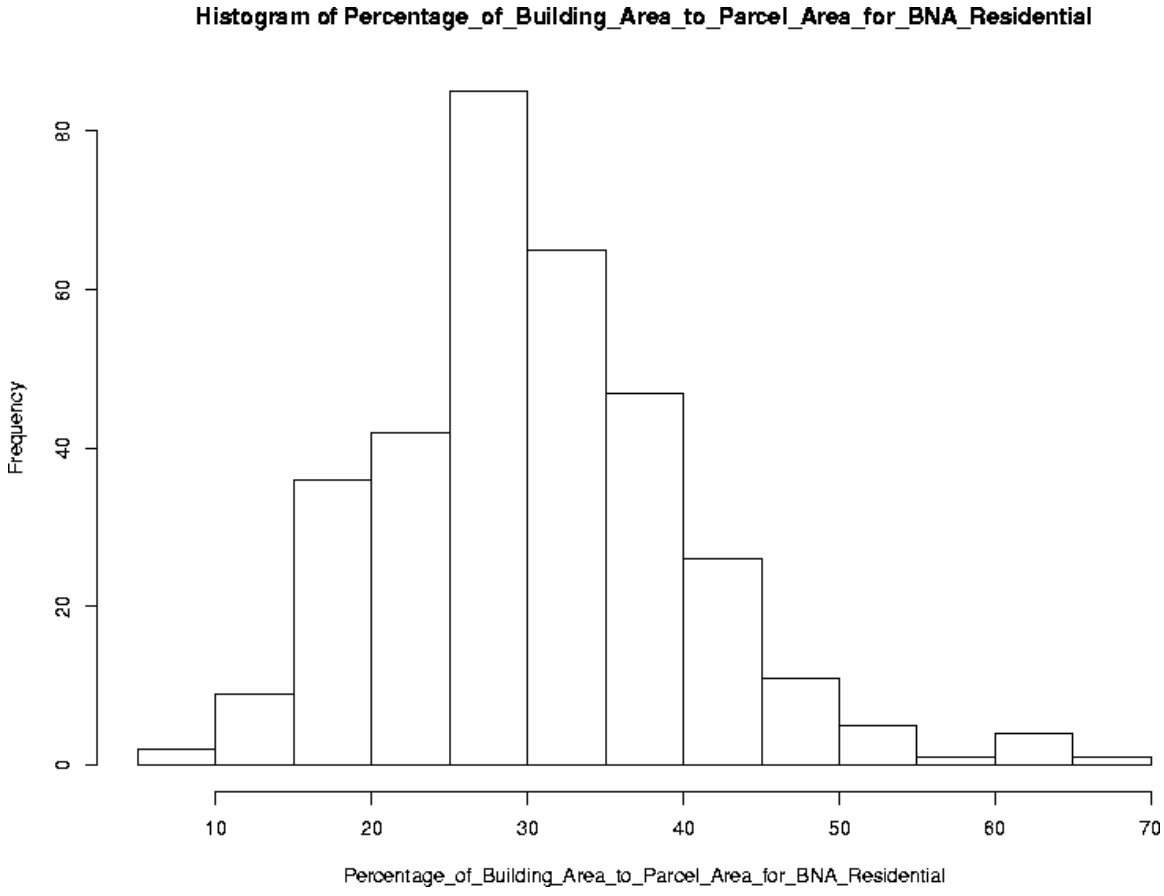
(Graph 1)

Percentage of all Bottineau Residential (Single Family, Multi-Family, Mixed Use) Building Area to Parcel Area.

MIN = 9.45%
1ST QUARTILE = 24.82%
MEDIAN = 29.34%
3RD QUARTILE = 35.63%

MAX = 67.11%

MEAN = 30.46%
STANDARD DEVIATION = 9.62%

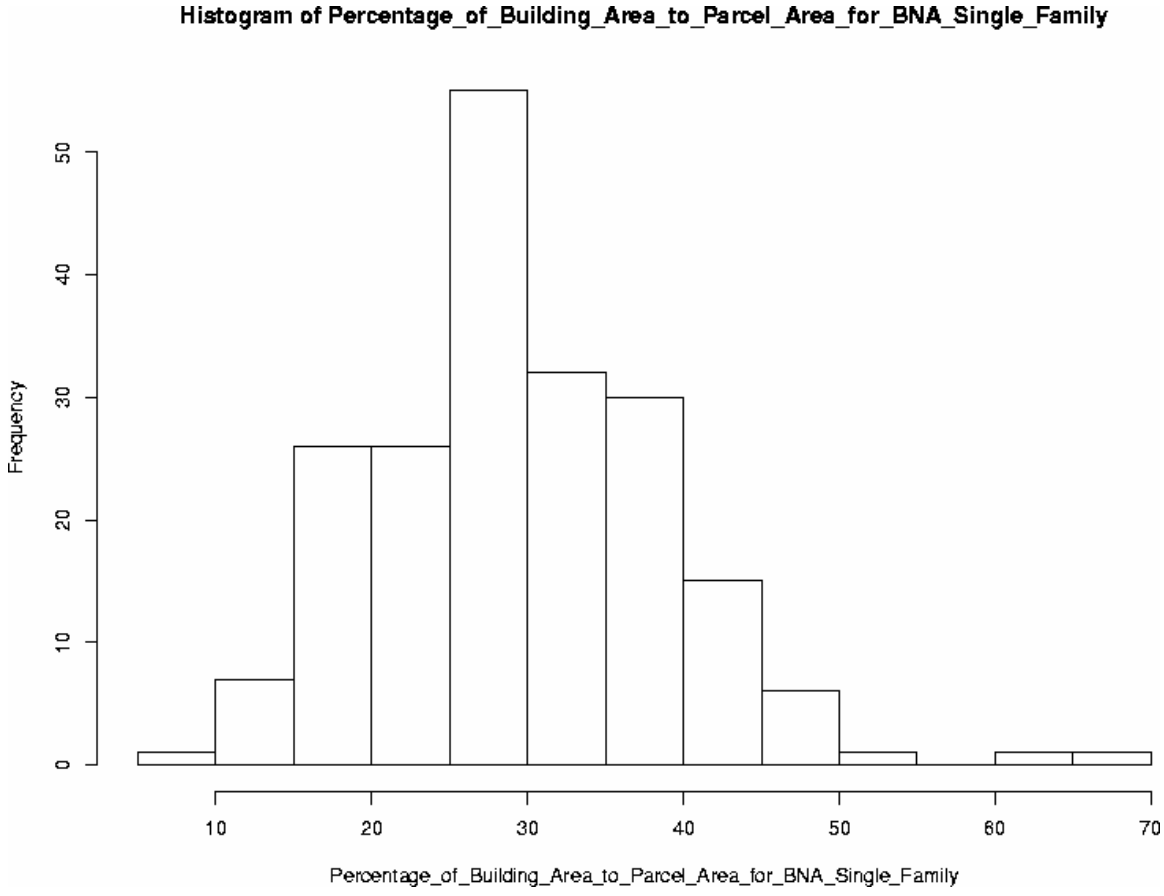


(Graph 2)

Percentage of Bottineau Single Family Building Area to Parcel Area.

MIN = 9.45%
1ST QUARTILE =23.84%
MEDIAN = 27.83%
3RD QUARTILE =35.26%
MAX = 67.11%

MEAN = 29.33%
STANDARD DEVIATION = 9.32%

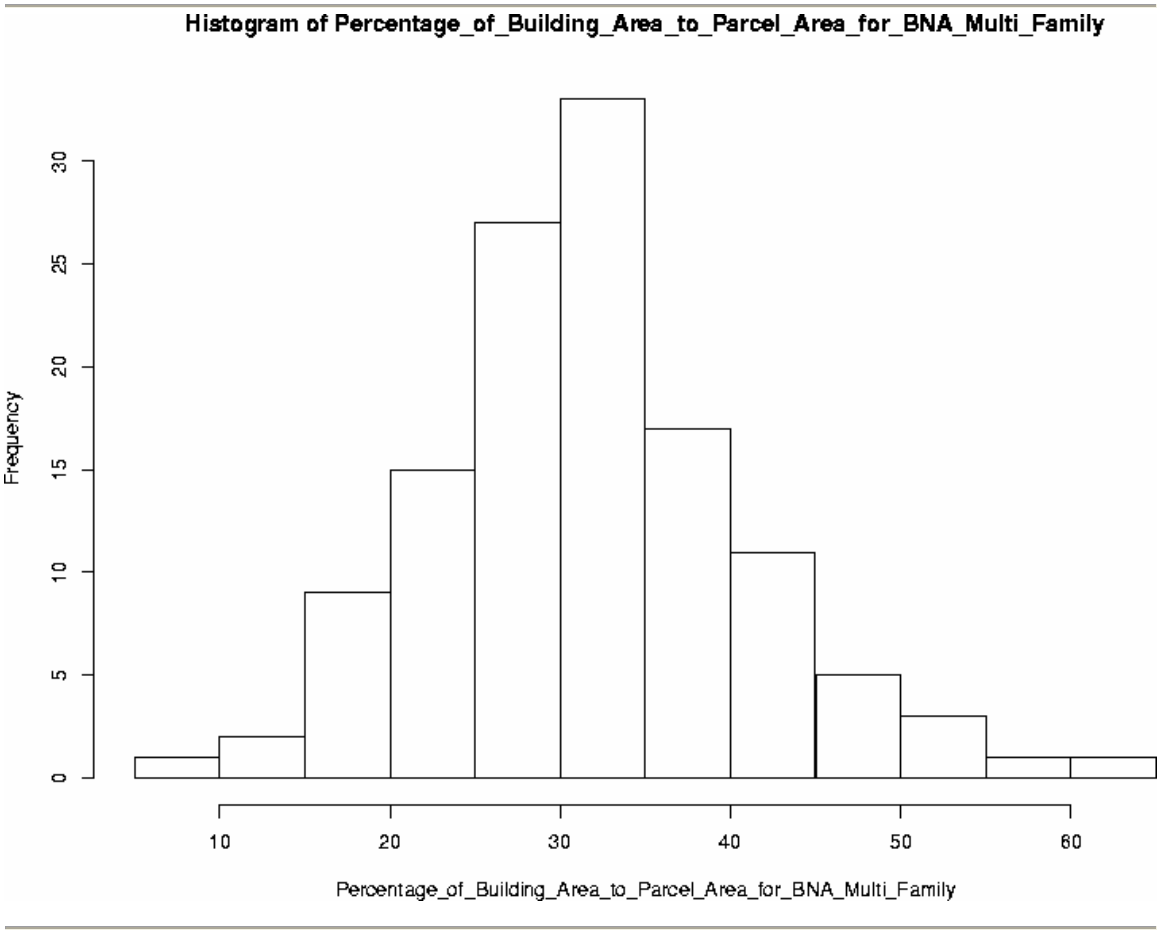


(Graph 3)

Percentage of Bottineau Multi-Family Building Area to Parcel Area.

MIN = 9.91%
1ST QUARTILE =26.57%
MEDIAN = 31.59%
3RD QUARTILE =36.53%
MAX = 63.40%

MEAN = 31.84%
STANDARD DEVIATION = 9.09%

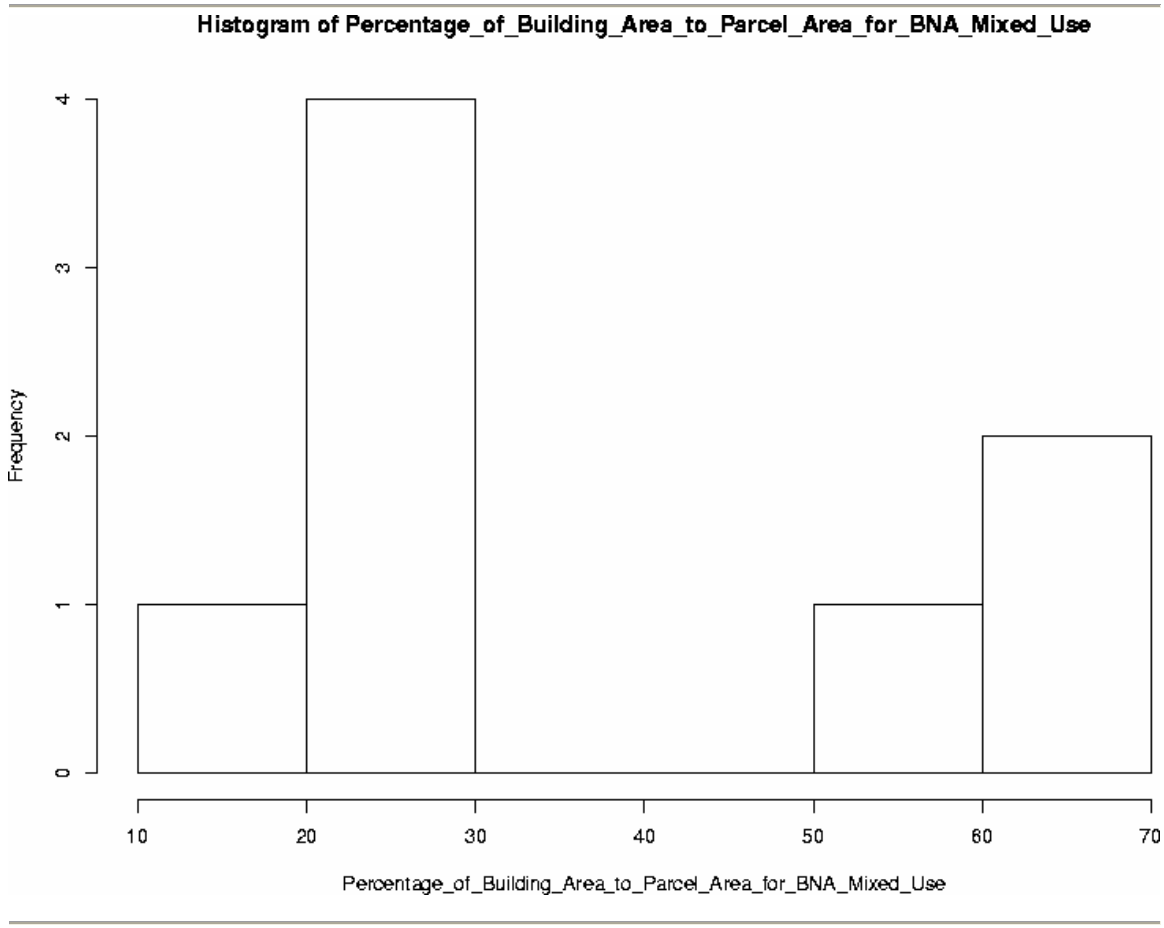


(Graph 4)

Percentage of Bottineau Mixed Use Building Area to Parcel Area.

MIN = 16.69%
1ST QUARTILE =23.80%
MEDIAN = 28.71%
3RD QUARTILE =56.61%
MAX = 62.68%

MEAN = 37.20%
STANDARD DEVIATION = 18.44%



IV. Primary Exterior

Purpose: To determine the kinds of primary exteriors that residential structures use on the outer walls in the Bottineau Neighborhood.

Methodology

Primary Exterior: The following primary exterior information was collected from the City of Minneapolis. All primary exterior categories came attached as attribute data to parcel property IDs in a Microsoft Excel file. The data was joined to existing data using ESRI's ArcGIS software.

Error Summary

Parcels: The City of Minneapolis parcel information leaves out certain Bottineau Neighborhood parcels. Therefore, the following analysis doesn't include information for 1800 3rd St. NE, 1825 3rd St. NE, and 1808 University NE.

Primary Exterior: The primary exterior data does not include primary exterior information for garages.

Primary Exterior Summary of Graphs 1 - 4 (see below)

- Graph 1 shows that most structures in the Bottineau Neighborhood have stucco exteriors. 143 out of almost 350 buildings have stucco exteriors, which accounts for almost 42% of primary exteriors in the neighborhood.

- Stucco is the most used exterior in the single-family and multi-family categories. Stucco accounts for 43.4% of all single-family exteriors (Graph 2). It accounts for 42% of all multi-family exteriors (Graph 3).

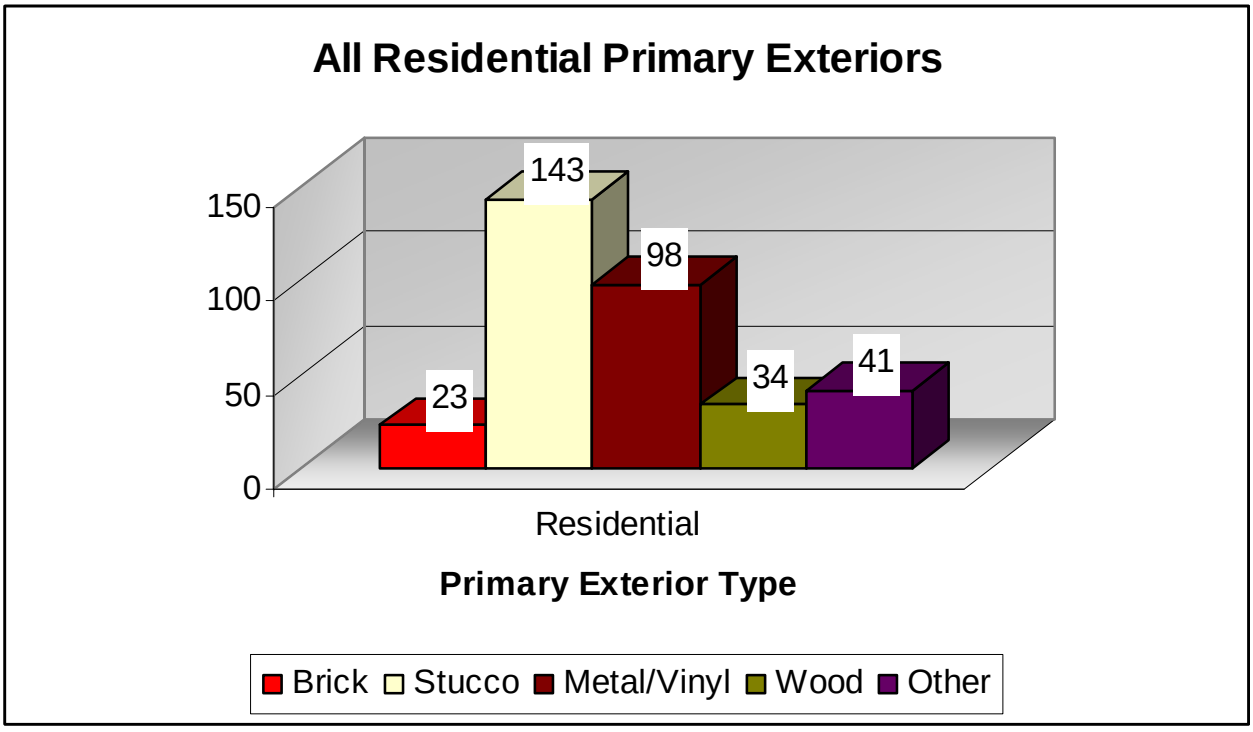
- The second largest class of exteriors for residential structures is metal/vinyl (Graph 1). Overall, metal/vinyl accounts for about 29% of all residential exteriors. It accounts for about 29% of all single-family exteriors (Graph 2). It accounts for 31% of all multi-family exteriors (Graph 3).

Primary Exterior
Numerical Summary and Graphs

(GRAPH 1)

All Residential Primary Exteriors (Single-Family, Multi-Family and Mixed Use)

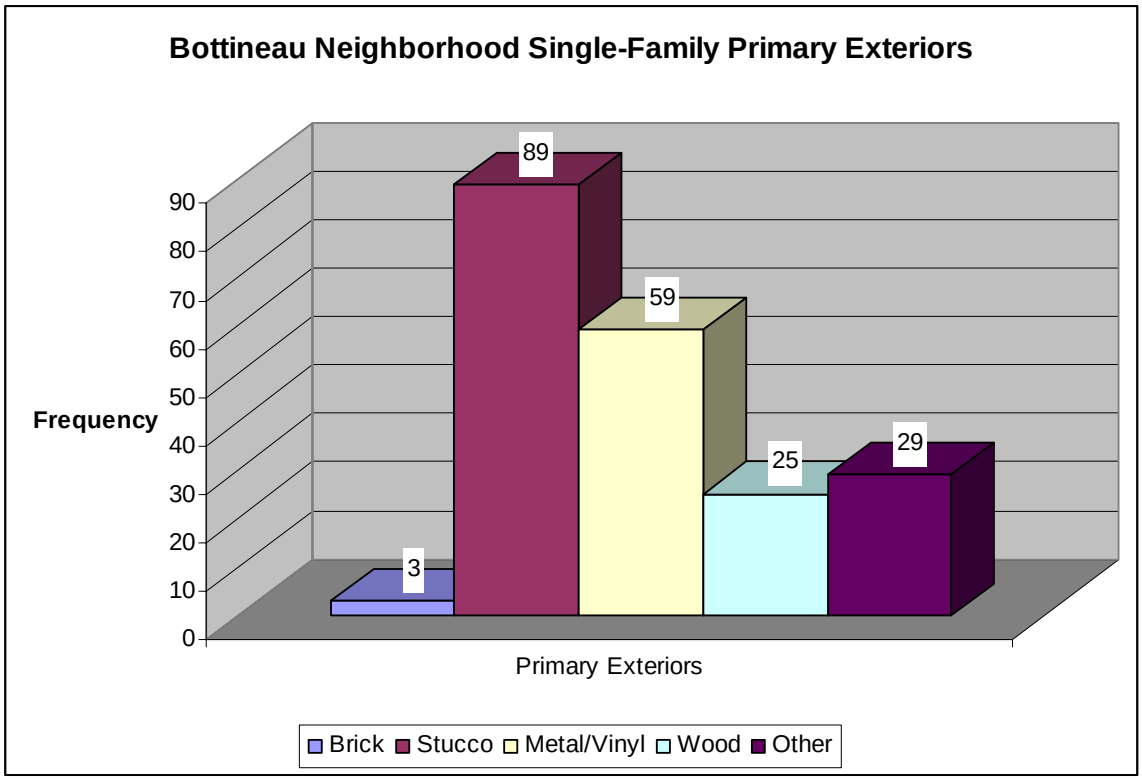
Brick: 6.7%
Stucco: 42.1%
Metal/Vinyl: 29%
Wood: 10%
Other: 12%



(GRAPH 2)

Single-Family Primary Exteriors

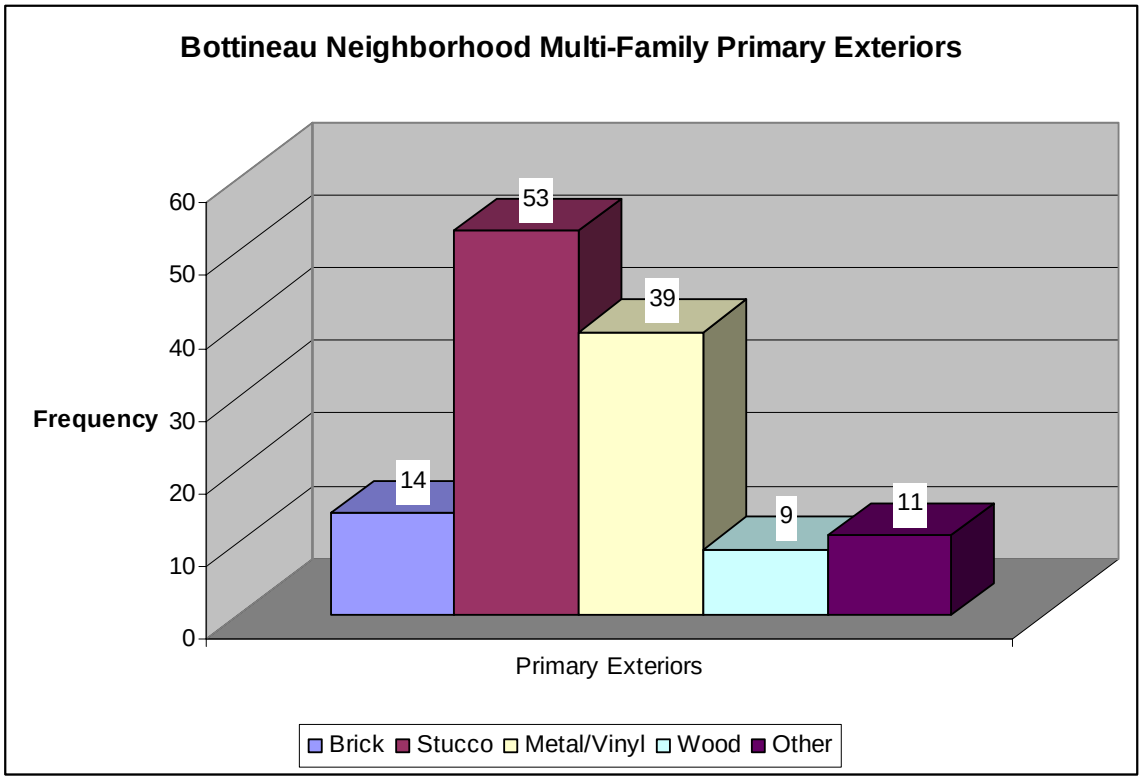
Brick: 1.4%
Stucco: 43.4%
Metal/Vinyl: 28.9%
Wood: 12. 2%
Other: 14.1%



(GRAPH 3)

Multi-Family Primary Exteriors

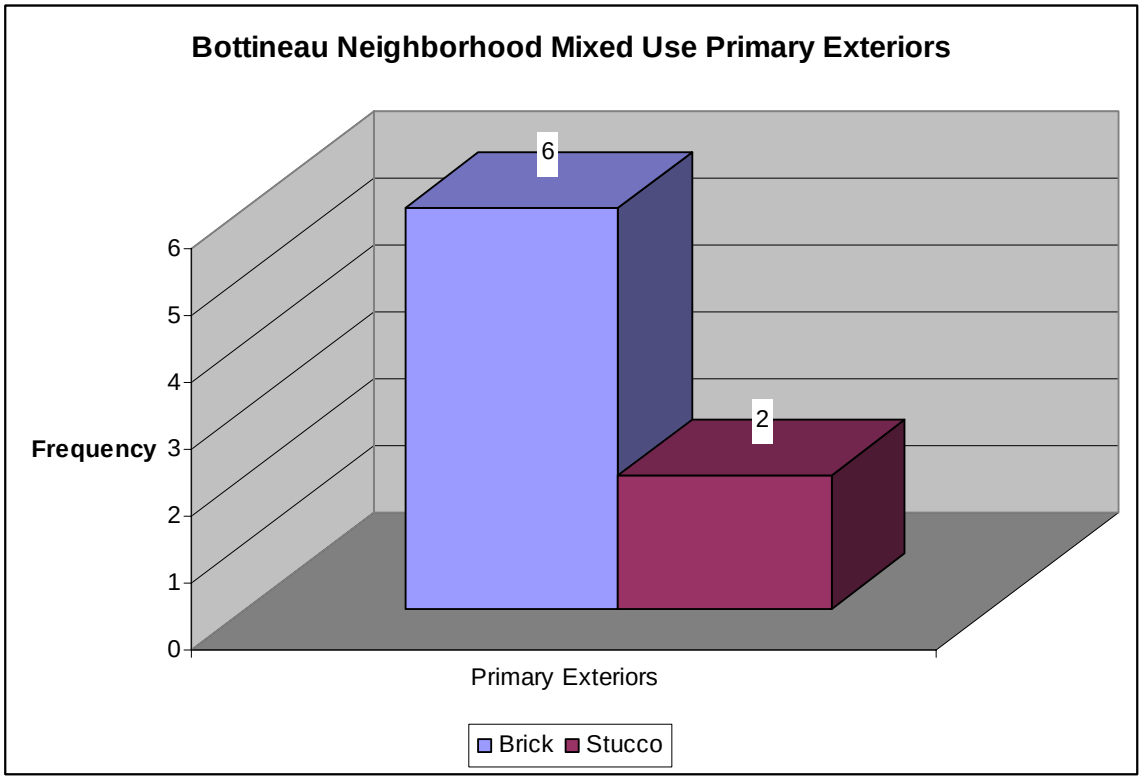
Brick: 11%
Stucco: 42%
Metal/Vinyl: 31%
Wood: 7.1%
Other: 8.7%



(GRAPH 4)

Mixed-Use Primary Exteriors

Brick: 75%
Stucco: 25%



V. Setback

Purpose: To determine setback information for all residential structures in the Bottineau Neighborhood.

Methodology

The following setback information was collected over a four day period at the end of January 2006. Setback measurements were taken with a SmartTool Laser Ruler, measuring the distance between the sidewalk and the address-facing side of the building. All setbacks were then entered into an ArcMap Geographical Information System and sorted.

Setback Distribution Summary of Graph 1 (see below)

- The numerical summary of Graph 1 shows that all BNA residential buildings with land-use categories of single family, multi-family and mixed use housing have an average setback distribution of about 18' 5''. The median value -- or middle value of all observations – falls at 18' 6''.

- These two values are very close, which means the setback data can be described as an approximately normal distribution with a slight right skew. The largest peak in Graph 1 shows most residential buildings have a setback between 15' and 20', which is about 27% of all BNA residential setbacks.

- The second largest group of setbacks in Graph 1 falls between 20' and 25', which is about 23% of all setbacks. Therefore, about 50% of all residential setbacks fall between 15' and 25'.

- About 68% of all residential setbacks were between 11' 4'' and 25' 5''.

- The outliers, or exceptions, to this normal distribution are buildings with setbacks between 60' and 70'. A couple of those addresses were 2326 2nd St. NE and 2327 Marshall Ave. NE.

- Graph 2 through Graph 4 break down the setback distribution into further categories of single family, multi-family and mixed use. None of these subcategories represent normal distributions.

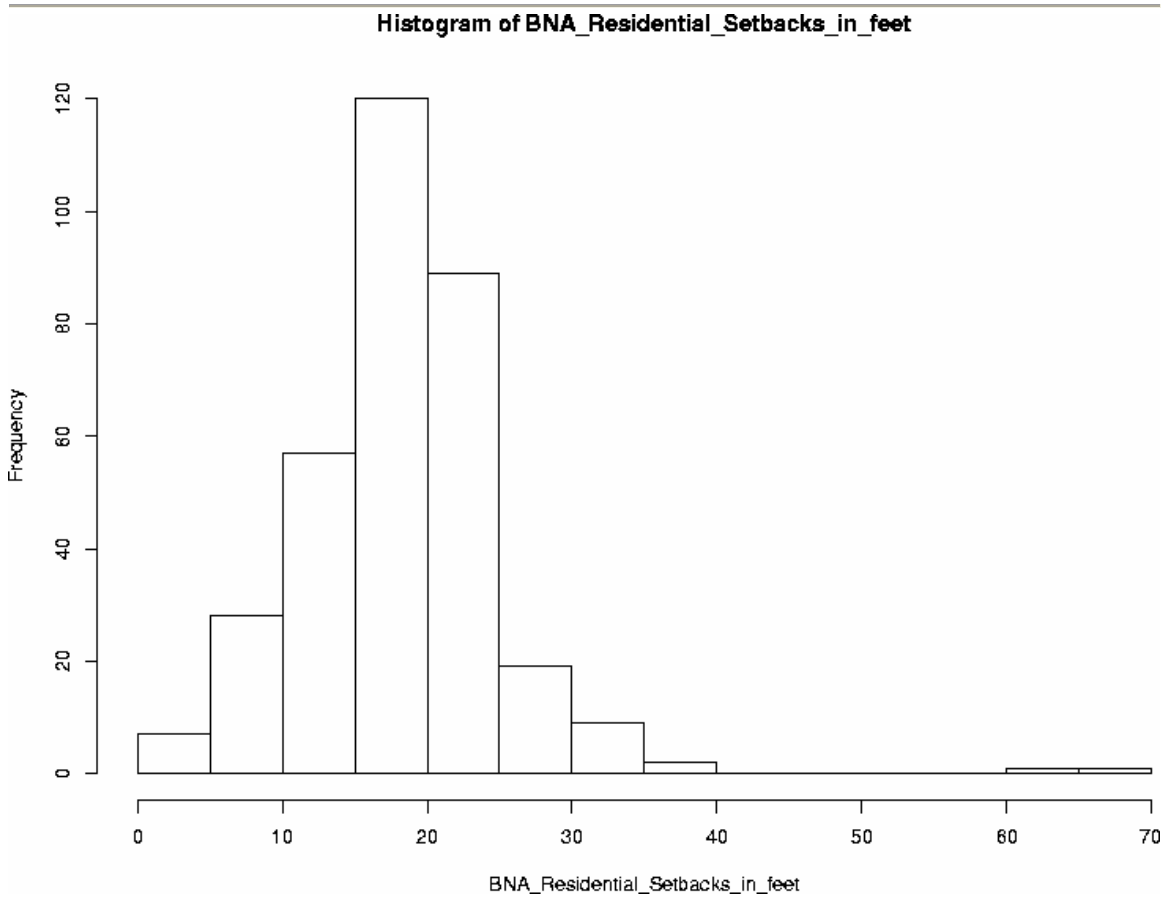
Bottineau Neighborhood Setback Distribution by Land Use

(GRAPH 1)

All Bottineau Residential (Single Family, Multi-Family, Mixed Use) Setbacks in Feet:

MIN = 0.00 ft
1st Quartile = 14.33 ft
MEDIAN = 18.50 ft
3rd Quartile = 21.75 ft
MAX = 67.00 ft

MEAN = 18.39664 ft
STANDARD DEVIATION = 7.06942 ft

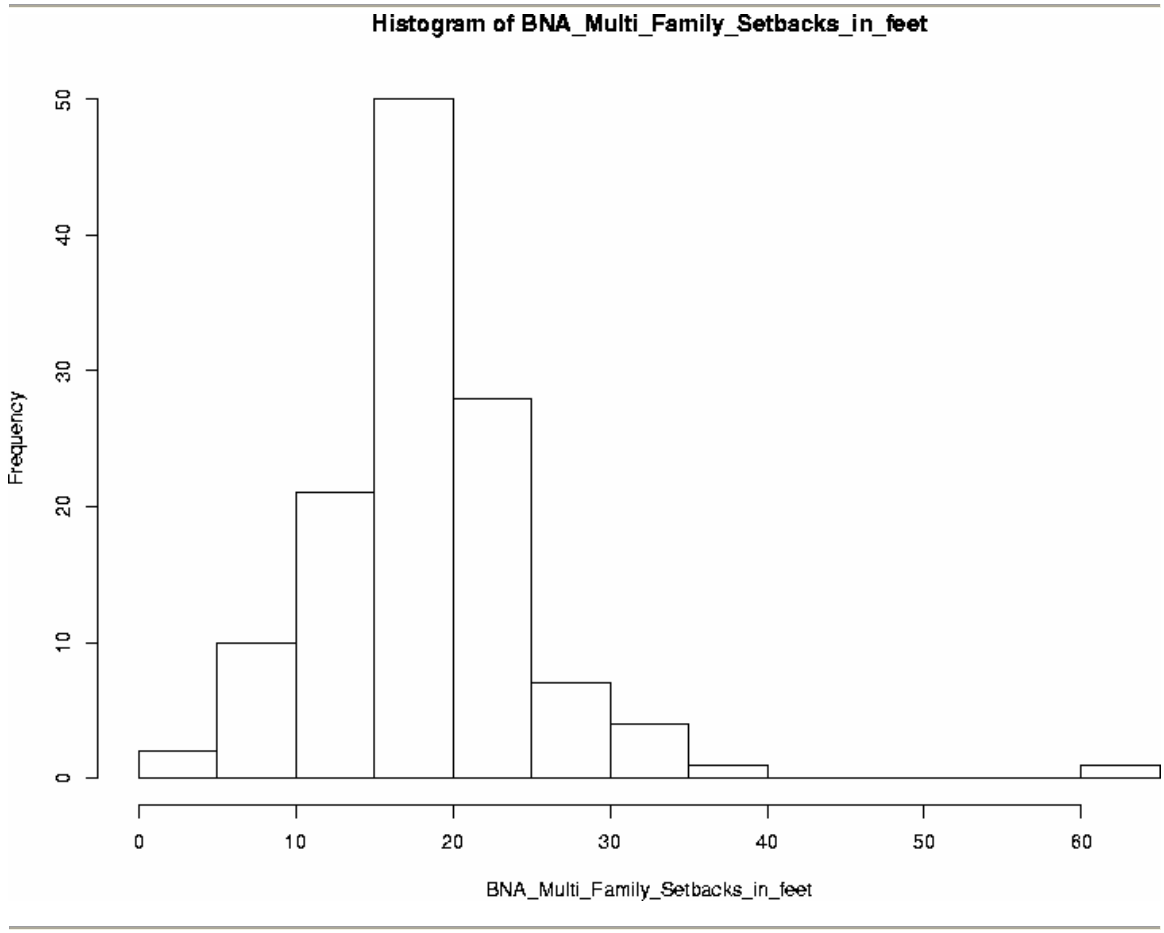


(GRAPH 2)

All Multi-Family Setbacks in Feet

MIN = 0.00 ft
1st Quartile = 14.71 ft
MEDIAN = 18.00 ft
3rd Quartile = 21.79 ft
MAX = 65.00 ft

MEAN = 18.57210 ft
STANDARD DEVIATION = 7.337326 ft



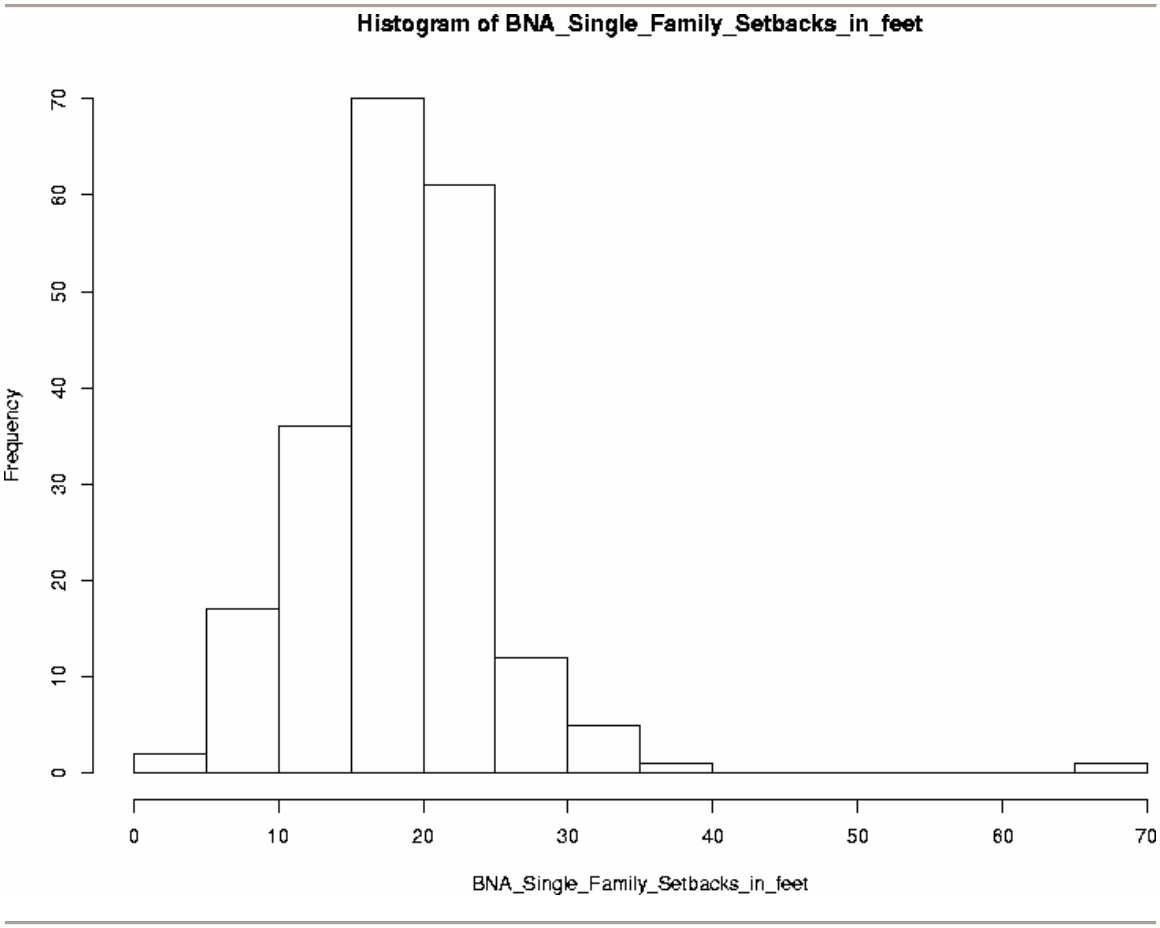
(GRAPH 3)

All Single Family Setbacks in Feet

MIN = 2.58 ft
1st Quartile = 14.25 ft

MEDIAN = 19.00 ft
3rd Quartile = 21.83 ft
MAX = 67.00 ft

MEAN = 18.56380 ft
STANDARD DEVIATION = 6.703783 ft



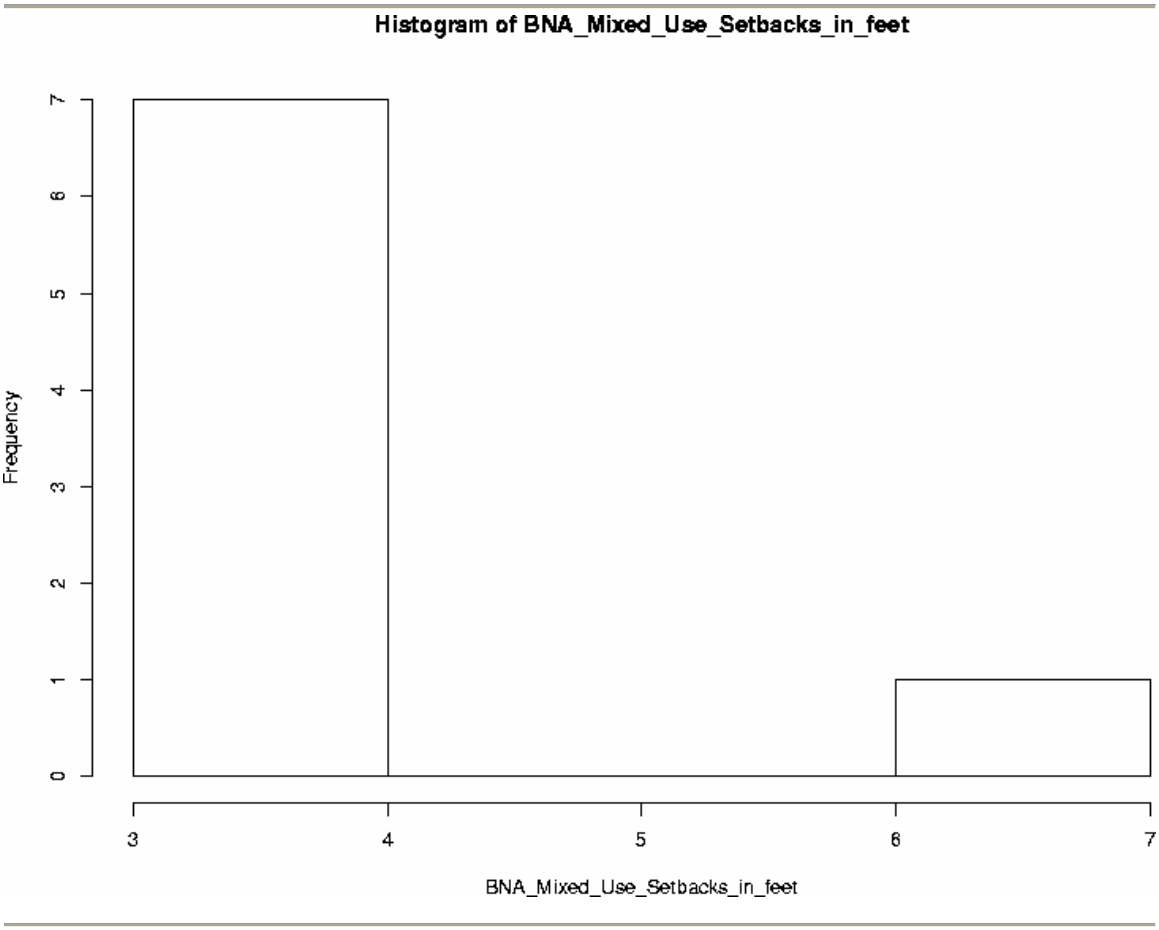
(GRAPH 4)

All Mixed Use Setbacks in Feet

MIN = 3.000 ft
1st Quartile = 3.000 ft

MEDIAN = 3.875 ft
3rd Quartile = 4.000 ft
MAX = 6.830 ft

MEAN = 3.9475 ft
STANDARD DEVIATION = 1.254828 ft



VI. Building Use

Purpose: To assess how many buildings on multi-family parcels are actually converted, single-family dwellings. An additional product of the analysis shows the different building uses of each multi-family parcel. This information will provide the Bottineau Neighborhood

Association (BNA) with the proper background to discuss whether or not it is a single-family or multi-family neighborhood.

Methodology

Land Use: The following land use information was collected from the City of Minneapolis. All land use categories came attached as attribute data to parcel property IDs in a Microsoft Excel file. The data was parsed, reorganized, and mapped using ESRI's ArcGIS software.

Building Use: The following building use information was collected from the City of Minneapolis. All building use categories came attached as attribute data to parcel property IDs in a Microsoft Excel file. The data was parsed, reorganized and mapped using ESRI's ArcGIS software.

Error Summary

Land Use: The City of Minneapolis parcel information leaves out certain Bottineau Neighborhood parcels. Therefore, the following analysis doesn't include information for 1800 3rd St. NE, 1825 3rd St. NE, and 1808 University NE.

Building Use: The City of Minneapolis assigns building use codes to parcel structures. These codes are used to describe a structure's recent use. Building use codes should correspond to the parcel land use codes. The building use code "M2F FAM CONV SGL DWLG" is the code used for tracking single family home conversions; it corresponds with the multi-family land use code. However, this building use code does not seem to cover some renovations such as a single family conversion into a duplex. Therefore, the actual number of single family home conversions is probably slightly higher than indicated below. Yet, this small error doesn't undermine the larger analysis. In addition to the above exceptions, the City of Minneapolis data hasn't updated some building use codes. Therefore, some apartment buildings such as 1929 2nd ST NE and the structures at 1800 3rd St. NE, 1825 3rd St. NE, and 1808 University NE, aren't included in the analysis.

Building Use and Single Family Conversion Summary of Graph 1 and Building Use Map (see below)

- Graph 1 shows that most multi-family parcels in the Bottineau Neighborhood are converted single family homes (M2F 2 FAM CONV SGL DWLG). Out of 126 multi-family parcels, 71.4% of the parcels have an M2F building use. This large number of

single-family conversions is strong evidence that the Bottineau Neighborhood was mostly single family homes.

- The second largest portion of multi-family parcels are occupied by structures with building use codes of M2D DUPLEX. This building use code accounts for 18.2% of all multi-family parcels.

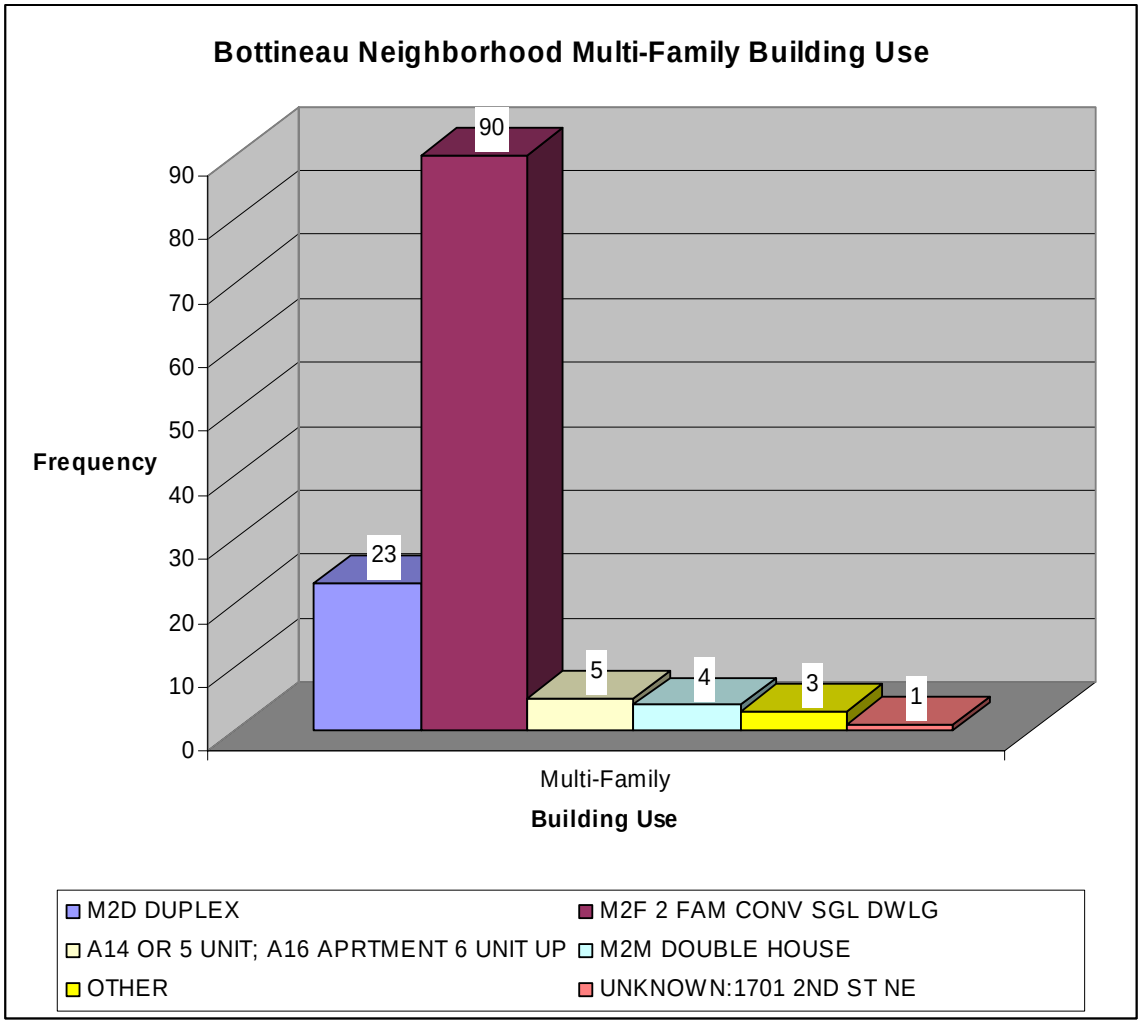
- The third largest portion of multi-family parcels are occupied by structures with building use codes of A. This building use code accounts for 18.2% of all multi-family parcels.

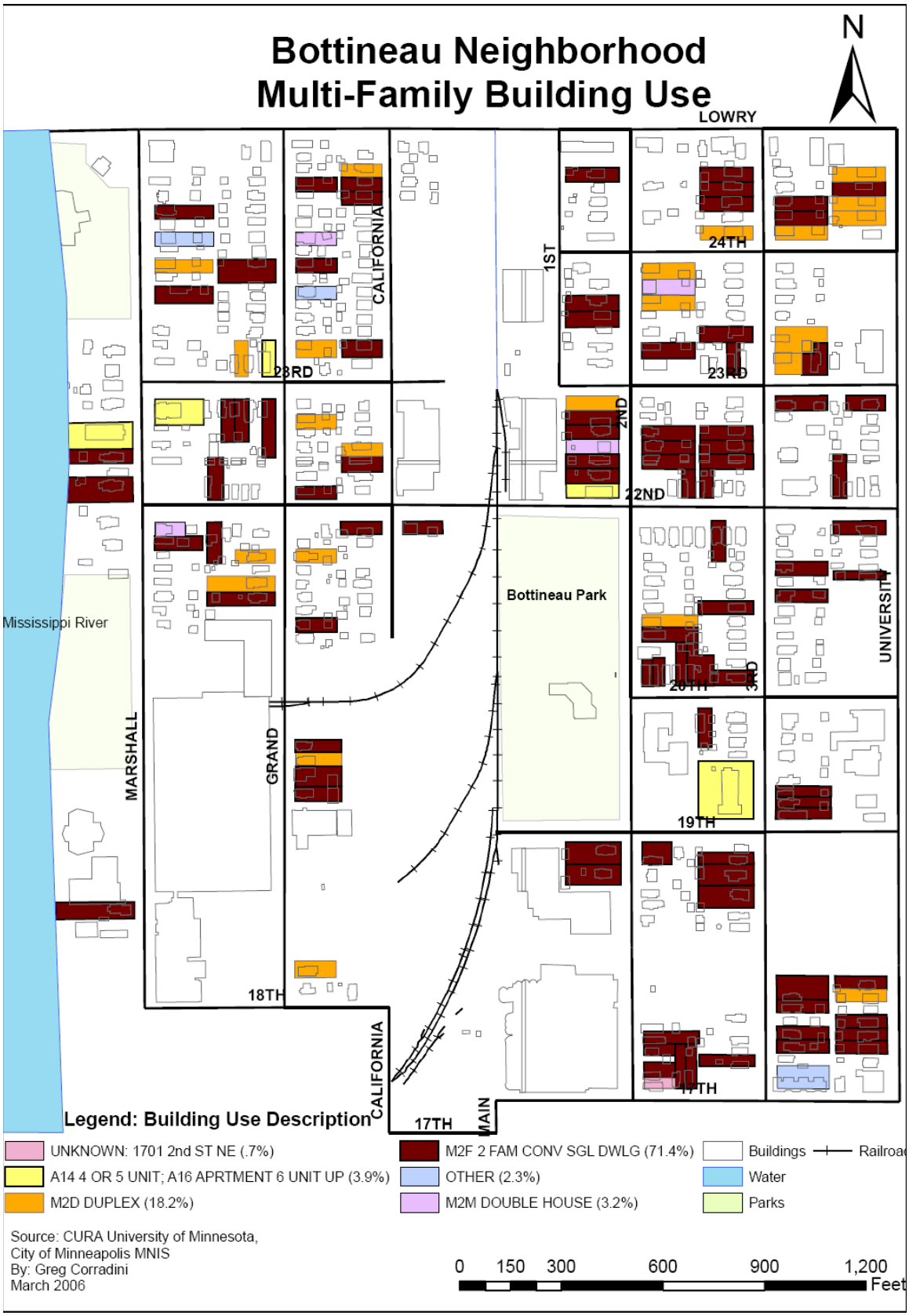
Multi-Family Land Use Numerical Summary and Graphs

(GRAPH 1)

Percentage of Building Use Codes for all Multi-Family parcels in the Bottineau Neighborhood

M2D: 18.2%
M2F: 71.4%
A14 and A16: 3.9%
M2M: 3.2%
OTHER: 2.3%
UNKNOWN: .7%




Bottineau Neighborhood
Multi-Family Building Use
N
LOWRY
24TH
23RD
22ND
CALIFORNIA
1ST
2ND
Bottineau Park
Mississippi River
MARSHALL
GRAND
UNIVERSITY
20TH
19TH
18TH
17TH
MAIN
Legend: Building Use Description
UNKNOWN: 1701 2nd ST NE (.7%)
A14 4 OR 5 UNIT; A16 APRTMENT 6 UNIT UP (3.9%)
M2D DUPLEX (18.2%)
M2F 2 FAM CONV SGL DWLG (71.4%)
OTHER (2.3%)
M2M DOUBLE HOUSE (3.2%)
Buildings
Water
Parks
Source: CURA University of Minnesota,
City of Minneapolis MNIS
By: Greg Corradini
March 2006
0 150 300 600 900 1,200
Feet

Conclusion

An ideological description of a community often starts with a discussion of its parts.

In the case of this housing inventory's results, some of those parts show that the Bottineau Neighborhood is historically a neighborhood of single-family homes that have been converted to multi-family units; that the neighborhood lacks any definable architectural style, but is rather a mix of blue-collar housing built around the turn of the 20th century; that its housing stock has more stucco than it has brick exteriors.

With development pressure rising in Northeast Minneapolis, the Bottineau Neighborhood Association (BNA) can hopefully use this report on "parts" as a groundwork to build a neighborhood ideology and character.